

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, March 20, 2014, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jim Johnson, Berwyn Jones, Liz Kuhlman and Jim McKee; (Tim Francis, Jim Hewitt and Greg Munn absent). Ed Zimmer, Stacey Groshong Hageman, Sara Hartzell, Paul Barnes and Teresa McKinstry of the Planning Department; Hallie Salem from Urban Development; Kevin Abourezk from the *Lincoln Journal Star*.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Acting Chair Jim McKee called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

McKee then requested a motion approving the minutes for regular meeting held February 20, 2014. Motion for approval made by Johnson, seconded by Jones and carried 4-0: Johnson, Jones, Kuhlman and McKee voting 'yes'; Francis, Hewitt and Munn absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

APPLICATION BY TOBY BAUER ON BEHALF OF SWEEP LEFT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 815 "O" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Mary Jones from Sweep Left appeared.

Ed Zimmer stated that Commissioners have reviewed and approved the concrete pad. Today is for approval of the railing, three metal signs and a chalkboard. It is proposed to be a metal panel cutout that will spell out "Sweep Left". Private signs are allowed in the right-of-way only in limited circumstances. The Haymarket Special Sign District allows signs affixed to railings, canopies of loading docks, and the like. He sees the business name in the railing as very subtle.

Jones questioned if the proposed railing meets safety rules. Zimmer replied yes.

ACTION:

March 20, 2014

Jones moved approval of a Certificate of Appropriateness for the railing as proposed, 1.5" round, black pipe, finished with a 2 3/8" metal ball atop each vertical post; approval of three metal signs cut with the inscription "Sweep Left" at the corners facing west, north and east and infilling the upper corners of the pipe framework of the railing; and approval of a chalkboard adjacent to the signs for information on the menu and specials, seconded by Johnson. Motion carried 4-0: Johnson, Jones, Kuhlman and McKee voting 'yes' Francis, Hewitt and Munn absent.

Kuhlman believes what has been proposed and approved is very appropriate

APPLICATION BY FLATWATER BISTRO FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HILTON GARDEN HOTEL, 801 "R" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Zimmer stated that there is no information to present as the property owner disapproved the tenant's proposed window graphics.

APPLICATION BY SCOTT SULLIVAN FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE FORMER "TOOL HOUSE" BUILDING, 800 "Q" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Scott Sullivan appeared on behalf of Twin Peaks. The proposal is for two signs. The first is a two-sided vertical sign at the southwest corner of the building, mounted diagonally at the second and third levels of the building. The other sign would be mounted to the leading rail of the awning, over the public dining area. Ryan Haffey from Nebraska Sign is present today if the Commissioners have questions on the sign details. The outdoor dining space on Q Street between the two historic buildings will have a see-through fireplace. They would like to have a small shingle sign under the canopy noting the entry door. Zimmer noted that will need to come back before the Commission for review.

Ryan Haffey stated that what is proposed for the corner is a double faced, illuminated, projecting sign. It will be fabricated with an aluminum cabinet. The face will be black with white vinyl letters built as open channel, exposed neon. The sign on top of the awning will be open channel letters and logo with exposed neon on a single face, cabinet sign.

McKee is unsure of the open tubing. Haffey stated this sign will have no external illumination.

ACTION:

March 20, 2014

Kuhlman moved approval of a Certificate of Appropriateness for a sign on southwest corner of the building and a sign on the awning, details as presented on the plan from Nebraska Neon Sign Company dated 2/25/2014, seconded by Jones. Motion carried 4-0: Johnson, Jones, Kuhlman and McKee voting 'yes' Francis, Hewitt and Munn absent.

APPLICATION BY SINCLAIR HILLE ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HARGREAVES BROS./SCHWARZ PAPER BUILDING, 747 "O" STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

March 20, 2014

Members present: Johnson, Jones and McKee; Kuhlman abstained; Francis, Hewitt and Munn absent.

Kuhlman abstained due to a conflict of interest. Zimmer noted that three voting commissioners is insufficient for taking a binding action, but discussion could occur.

Michael Harpster with Sinclair Hille appeared as applicant. Their client is proposing residential units on the upper floors with offices on the first floor. This will include the original 1884 structure, plus an addition to the south. The plan is to restore the north facade to its original state, as best as possible. They will replace any window sashes that need to be fixed. They would like to introduce two entrances on the north facade, putting back what was originally there. The east facade is window openings. There is a unique condition where the floor levels are different from the sill heights. On the second floor, they hope to introduce windows above the sills.

McKee asked about the second floor sill height of the proposed new openings. Harpster replied it is less than two feet.

Harpster showed the existing canopy and dock surface. The client has expressed that keeping a wood surface would be favorable. They are looking for what would be appropriate to repair the canopy. It would not be altered. It would be rehabbed and replaced where necessary, keeping the frame.

Jones questioned if any of the wood can be restored. McKee stated that it looks pretty uneven. Richard Toren with Sinclair Hille stated they will have to look at it, along with any foundation issues.

Zimmer stated that it appears the full length dock was put on in the early 1950's, extending earlier docks at the north end only..

McKee questioned the condition of the interior. He understands the building will have to be sprinkled. Toren replied that most is original inside. On the south side, they have no plans for alterations. The existing south addition is one story. This is outside the period of significance and they plan to demolish it. They are looking at how to create separation from the 1884 structure. They are working with others internally and people from the Nebraska State Historical Society. They presented various drawings to show the evolution of the current design. The first design had a large amount of glazing and balconies on the south side. The second one had more brick. The client expressed a desire for balconies. Another drawing shows more of an enclosed balcony behind the brick facade.

McKee likes that it reads almost like a separate building.

Harpster presented a number of concepts, and noted which one seems to be the client's preference.

Lissa Schwab with Nebraska State Historical Preservation Office appeared. She works with the tax incentive programs and has concerns. The rear facade must read as secondary. The rear is typically brick with punched window openings on other buildings in the Haymarket. The rear is secondary, but very visible. She is concerned about consistency and it looks like the back was scooped out to create balconies. They need to be literal balconies. Window openings need to be punched. The applicant needs to make sure the rear facade reads as secondary. With the amount of glazing proposed, it reads as a front facade. This is a rear secondary facade and we need to make sure that it still reads as secondary. Brick or metal panels are fine and the color palette appears acceptable.

McKee stated that the Speedway Properties building at 8th St. and "P" St. has true balconies. Schwab believes there are also some at the back of Leadbelly, but these would be the exception, not the norm. McKee replied this is something that needs to be considered.

Harpster would like to hear if there are any thoughts on the exterior lighting of the building. It is not crucial, but an idea that they want input on.

Zimmer stated that the Commission does not get asked about lighting very often, but it has happened. There will be lighting in association with the alley project. The Train Station lighting was reviewed, but hasn't been installed yet. The Commission was asked about lighting on the Grand Manse.

Schwab is fine with exterior lighting as long as fixtures and conduit aren't visible. On a personal note, she lives in the Haymarket. She has constant light from the hotel across the street. How it is done and where it is placed can make a huge difference.

Zimmer stated that the more dramatic facade of this building is the north side. He pointed out that the applicant might consider a higher finish of brick on the 8th street facade than on the south/rear facade, as a common means in Haymarket of creating a hierarchy of facades. This is a very challenging building and the design progress is encouraging.

APPLICATION BY LINCOLN URBAN DEVELOPMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK IN THE NORTH-SOUTH ALLEY BETWEEN THE 700 BLOCKS OF "O" ST. AND "P" STREET
PUBLIC HEARING:

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Dallas McGee with Urban Development appeared. The Lumberworks garage opened in early January. It was designed in such a way that the elevator tower is in alignment with the alley. This will be a major connecting point into the Haymarket. The conditions are not the best. It is uneven and tends to puddle. They are working to put some art into the alley and want to talk about the alley surface.

Ryan Kosola with Olsson Associates appeared. Olssons was hired by the City for the paving portion. The alley serves as a main pedestrian corridor from the parking garage. The primary purpose is to get feedback today. They would like to start construction in June, 2014. They would like to be ready to bid by late April or early May. There are three distinct segments of the alley. The concrete is deteriorating and doesn't drain very well. The proposed treatment is for pavers. The south half would not be permeable. They believe they can get it to drain north into the drain inlet. The south portion would be non-pervious pavers. Another component in the south is a wooden double door. There will be a special light treatment to that door. If possible, they would like to see a radial pavement pattern in front of the door.

McKee questioned if the grade will remain about the same. Kosola replied yes. It will stay about the same as it is now.

Kosola stated that continuing north at the alley intersection, this portion is concrete today. It is the heaviest traffic portion. The idea is to put concrete back. The underground tunnel provides another impediment to doing anything other than concrete paving.

McKee inquired about ownership of the alley. Zimmer replied that the south half was vacated to the adjacent buildings, with a permanent pedestrian easement. The north and

east segments of the public alley are platted. The west segment is City of Lincoln property that functions as an alley, but is not platted as an alley. Some of the edges of the west segment are privately owned.

Jones is concerned with vehicle traffic and possibly speeding. McKee believes it would be a difficult section to speed in. Zimmer agreed. It is misaligned and would be difficult to speed.

Kosola asked if there are treatments the Commission would like to see. The Commission discussed a few ideas. McKee noted this will be back with more details next month.

Kuhlman wondered if there is any way that artwork can be incorporated into the concrete pattern. Zimmer noted that Ann Burkholder is working with a number of artists who are working on their proposals. There will be a number of pieces on her building and the Creamery building.

Jones likes the idea of art on the surface.

Kosola continued that for the north part of the alley, the idea would be to reuse the brick pavers and put a new strip of pervious pavers down the middle. This portion does not drain well. There would be a strip of concrete along the buildings.

Schwab is concerned with the removal of brick in this alley. It sounds like the City is looking to remove historic fabric from a National Register Historic District. This is a cause for concern. How the brick is laid and the color changing is a concern also.

Zimmer suggested to choose a color of permeable pavers as similar as possible to the original brick, so they blend in. The north portion with pavers will remain brick, with the insertion of permeable pavers down the center the only alteration. Pavement improvements to the alley intersection and south portion do not involve historic fabric.

McGee stated that they will bring this back for more review next month. Today is for input into the design. He thinks the Commission will find the lighting very interesting.

**APPLICATION BY KEITH DAVIDOW ON BEHALF OF SPRINT FOR A CERTIFICATE OF
APPROPRIATENESS FOR WORK AT WATERPARK, A DESIGNATED LANDMARK AT
2945 "A" STREET
PUBLIC HEARING:**

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Mark Kohler is representing Sprint and wants to get input. Sprint changed out the antennae on this building. They reached out to the Planning Dept. and were told their zoning (special permit) was correct. Building & Safety Dept. issued a building permit for

installing the new antenna. The existing antennae are larger than what was previously there. At one time, antenna was up for the previous system and the current system both. The old antennae will be taken down, if it hasn't been already. The cable can be tightened up and painted to match.

McKee questioned if the stealth installation on the westernmost stack is Sprint's. Kohler believes that belongs to AT&T.

McKee wonders if the stacks need to be repainted. They don't blend in as well as they used to. Kohler believes the color has faded.

Zimmer agrees there were some missteps along the way. Antenna was installed with a letter from Planning Dept. and a building permit.

Jones believes this will have an enormous impact. He is a little at a loss. Zimmer stated that the wires can't go away. Kohler noted that there is only so much bend that the wires can sustain. Some old structure from the old wires can be removed and cleaned up. They will do what they can.

Kuhlman would like to see the applicant explore if there is anything that can go inside the stack. Clean up of the equipment and utilize the smallest amount of space possible.

Zimmer stated he has learned that the rent from these towers is a significant part of the annual maintenance budget for the building. He will work with the applicant on the suggestions from today and this will be back next month for further review.

**APPLICATION BY DAVE ERICKSON ON BEHALF OF "JACOB'S WELL" FOR A
CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SCHAAF HOUSE, A
DESIGNATED LANDMARK AT 659 S. 19TH STREET
PUBLIC HEARING:**

March 20, 2014

Members present: Johnson, Jones, Kuhlman and McKee; Francis, Hewitt and Munn absent.

Zimmer stated that there is no information to present.

Staff Report

- Resolution on FY 2014 Historic Preservation Fund Application

Zimmer stated that he would to add a National Register project in the coming year. He would like to look at the Koop house on the southwest corner of 15th St. and "A" St. This is a George Berlinghof design of 1915. Koop was a local saloon operator. He lived here only about four years and then moved to Sheridan. The next buyers were the Abbott family of the Abbott foundation. They bought it as a place for their kids to stay while in town going to college. They also hired Berlinghof to do a large farmhouse for them. It is prudent not to argue on grounds for work of a master. To Zimmer, Berlinghoff was a master, regionally. Feedback he received from the Parks Service on the Sheldon Museum nomination was that the nomination shouldn't have cited Phillip Johnson as a "master."

Bob Puschendorf tried on a subsequent nomination in Norfolk with a local master and while the nomination (like Sheldon Museum) was accepted, that argument was rejected. So it seems not a good moment to argue on the basis of "work of a master. " Ed said he wrestled on this case, but thinks we can argue it on the basis of style as an example of academic eclecticism. He has scholarship that he can cite. The property is in quite lovely condition. There is a lot of subtle detail. The interior has big, bold, dark woodwork. There are leaded glass windows. He and Stacey will continue to work on the draft in the next month or two. This nomination will be presented in this coming grant year.

There being no further business, the meeting was adjourned at 3:05 p.m.